

Outing Park
(Morin Apartment House)
54 Saratoga Street
Springfield
Hampden County
Massachusetts

HABS No. MA-1136-B

HABS
MASS
7-SPRIF,
6B-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
MID-ATLANTIC REGION NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR
PHILADELPHIA, PENNSYLVANIA 19106

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HISTORIC AMERICAN BUILDINGS SURVEY

OUTING PARK
(Morin Apartment House)

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Location 54 Saratoga Street, Springfield, Hampden
County, Massachusetts (Northeast corner of
Saratoga and Dwight Street Extension)

USGS Springfield South, Mass.-Conn. Quad-
rangle, Universal Transverse Mercator Coordi-
nates: 18.700080.4663060

Present Owner Carabetta Enterprises, Inc.
P. O. Box 724 Meridan, CT 06450

Present Occupants Retail establishment

Present Use Retail establishment

Statement of
Significance As one of the first four blocks built during
1913 on Saratoga Street, this structure
marks the beginning of the "Outing Park"
development by Gagnier and Angers.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of erection: 1913, building permit (source)
2. Architect: H. L. Sprague. Mr. Sprague was a prominent local architect who specialized in commercial buildings. However, he designed several of the buildings in the Hollywood area during the early stages of its development.
3. Original and subsequent owners: Description of property; Beginning on the northerly side of Saratoga Street at the southwesterly corner of land conveyed by Gagnier and Angers and Adouildia Daigle, and running thence SOUTHWEST-ERLY on Saratoga Street, sixty (60) feet more or less to Dwight Street Extension thence NORTHERLY on Dwight Street Extension, eighty-eight (88) feet more or less to the northerly line of land now or formerly of Christopher I. Gagnier and Pierre Angers, known as Outing Park; then NORTHEASTERLY on the northerly line of Outing Park fifty (50) feet to the northwesterly corner of said land conveyed to Adouildia Daigle; thence SOUTHWESTERLY on last named land, eighty-five (85) feet to the place of beginning.

References to the Chain of Title to the land upon which the structure stands can be found in the Hampden County Registry of Deeds, 50 State Street, Springfield, MA.

1913 Deed, August 1, 1913 recorded in Book 872 p. 416.

Christopher I. Gagnier and Pierre Angers to Demase F. and Arselia Morin

1913 Deed, September 27, 1913 recorded in Book 874 p. 445.

Damase F. and Morin to Sophie

1919 Deed, March 31, 1919 recorded in Book 1030 p. 142.

Sophie Schou to Horace E. and Odina Duke

1934 Deed, August 24, 1934 recorded in Book 1579 p. 512.

Horace E. and Odina Duke to New England Fire Insurance Co.

1943 Deed, July 1, 1943 recorded in Book 1763 p. 159.

New England Fire Insurance Co. to V. William Cunliffe

1957 Deed, March 1, 1951 recorded in Book 2101 p. 443.

J. William Cunliffe to AA-1 Realty Corp.

1964 Deed, recorded in Book 3057 p. 477.

AA-1 Realty Corp. to Knoll Motel Inc.

1967 Deed, November 22, 1967 recorded in Book 3304 p. 341.

The Knoll Motel to Niyron Littlehale

1968 - the present (1985) the owners changed frequently with no change to the structure.

4. Builder: Gagnier and Angers Corporation (please refer to narrative OUTING PARK HABS No. MA-1136) for information on the Gagnier and Angers Corporation.

5. Original plans and construction: The Morin Apartment House was constructed as a four-story brick residential apartment block for \$17,000. Two bowed, bay windows flank a central entrance. The main facade is five bays wide with the side facades being four bays wide. Original plans are not available.
6. Alterations and additions: A small one-story square addition was attached to the southwest corner of the front facade. There is no record of who was responsible for the addition or when it was constructed but an estimated date would be in the 1930's.

B. Historical Context

The Morin Apartment House was one of the first four blocks built during 1913 at the beginning of the Outing Park development. The development, later known as "Hollywood" totaled forty-four blocks in all. The Morin Apartment House was home to many of Springfield's working class. It is surrounded by multi-family structures on all but the north side where single-family homes are sited. The added retail use occurred sometime in the 1930's when an addition to the front was constructed. Morin is the name of the first owner (source-deed).

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural character: The Morin Apartment House is a typical example of an early twentieth century urban apartment block. Its even setback from Saratoga Street and similar style and materials contribute to the Saratoga Street streetscape.
2. Condition of fabric - poor to fair

B. Description of Exterior

1. Over-all dimensions: The general shape of this four-story building is rectangular with an undulating front facade. The Saratoga Street facade (south) is five bays wide with two bowed bay windows flanking a central entrance. A

checkerboard panel of brick and concrete located at the fourth level above the central entrance further defines the main doorway. The remaining exterior appearance (side walls and rear facade) are simple planar brick walls, each four bays wide (photo #1).

2. Foundation: Two feet thick, brick
3. Walls: A glazed red brick facade projects from the main common red brick section. Concrete is used for all window trim and door cornice. Single recessed rows of brick spaced about one foot apart create a strong horizontal emphasis to the front (south) facade. A tin cornice with modillions and architrave caps the building (photos #1 and 2).
4. Structural systems: Brick bearing walls with wood framing
5. Porch: Gray painted four-story wooden porch (photo #2) on brick piers along north facade.
6. Chimneys: One located in the northeast corner of roof
7. Openings:
 - a. Doorways: Main entrance (south facade) has simple concrete cornice and is presently boarded up.
 - b. Windows: Windows are wood one over one double hung; several boarded up.
8. Roof:
 - a. Shape and covering: Flat covered with tar and gravel.
 - b. Cornice: Cornice is tin with modillions and architrave. No gutter system.

C. Description of Interior

Presently, the interior of the four-story building is

vacant. Vandalism and fire have destroyed the interior making it unsafe to enter. Thus, description of the interior is left to observing the enclosed drawing of a typical floor. Basically, a forward centrally located staircase serviced all four floors with each floor having two apartment units one on each side.

D. Site:

1. General siting and orientation: The Morin Apartment House is sited 10' from the Saratoga Street line even with the facades of the other Saratoga Street buildings. The structure faces south on a north-south axis and occupies the northeast corner site of the Dwight Street Extension and Saratoga Street intersection. The surrounding topography is flat with the structure occupying most of the site.

PART III. SOURCES OF INFORMATION

- A. Architectural Drawings: "Plan of Outing Park" owned by Gagnier and Angers drawn by Steele Bros., C. E. February 1913, File #346 (photo #1 in Outing Park narrative) located in the Hampden County Registry of Deeds, 50 State Street, Springfield, MA. Architectural floor plan drawn 1982 by Carl J. Warfield, AIA, 125 Dwight Street, Springfield, MA 01103.

B. Bibliography

1. Primary and unpublished sources:

Deed Books - Hampden County Registry of Deeds,
Springfield, MA.

Wills - Probate, Hampden County Court House,
Springfield, MA.

Vertical File Collection - Genealogy/Local	
Springfield City Directories 1917-1920	History Department
Springfield Atlases 1899, 1910, 1920	Springfield City Library, Springfield, MA.

Building Permit - Springfield Building
Department, City Hall,
Springfield, MA.

2. Secondary and published sources:

Lonegran, Edmond P., South End Survey Project.
Springfield Preservation Trust, Springfield,
Massachusetts July 1983.

Massachusetts Historical Commission MHC Recon-
naissance Survey Report. Boston, Massachusetts
March 1982.

Springfield Planning Department Massachusetts
South End Plan September 1979.

Springfield Planning Department The City Profile.
Springfield, Massachusetts August 1983.

Springfield Planning Department South End Urban
Renewal Plan January 1982.

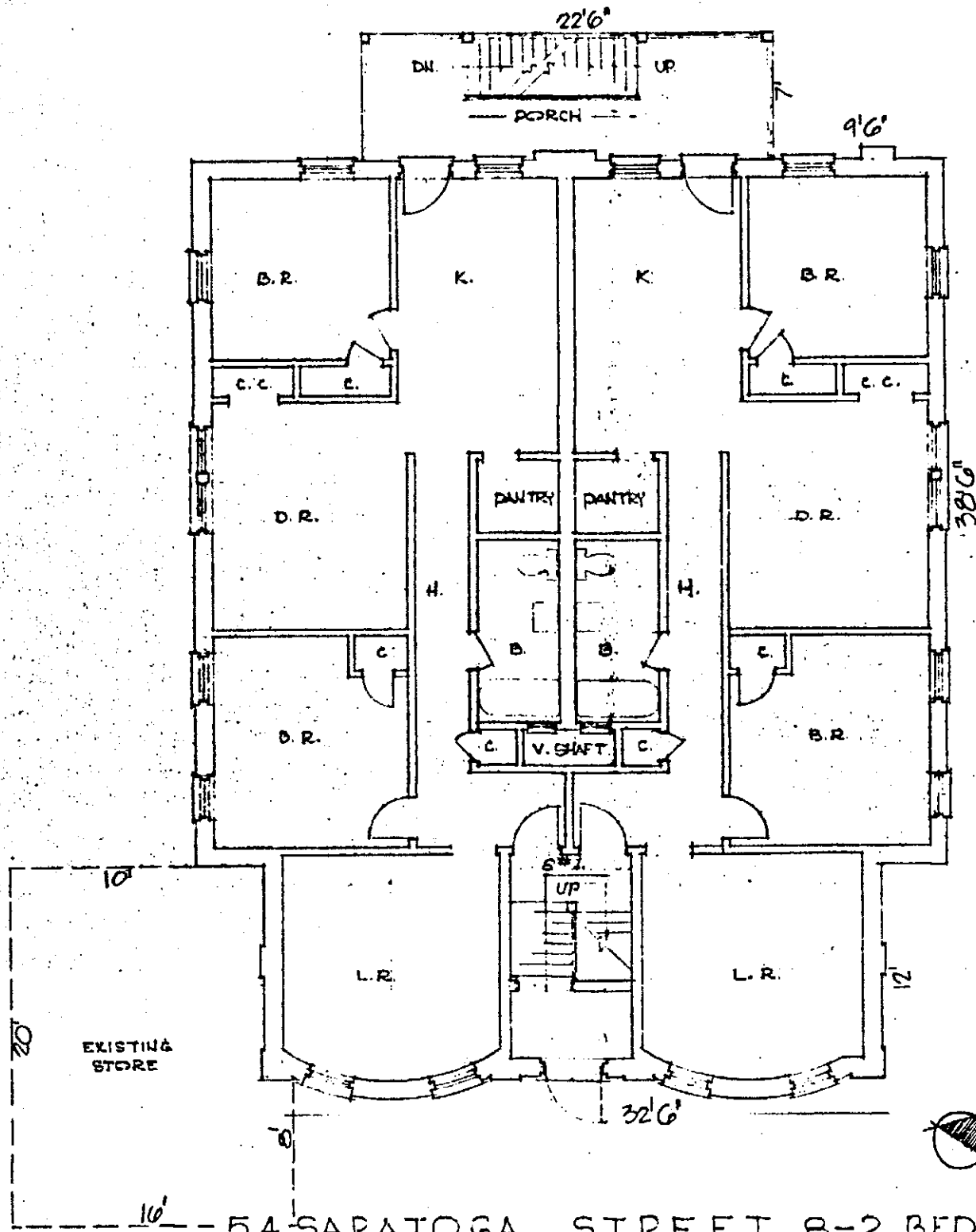
Springfield Preservation Trust Overview.

Weber, Margo, Little Hollywood Historical
District Preliminary Documentation 1983.

Massachusetts Historical Commission Form B -
Buildings.

PART IV. PROJECT INFORMATION

Please refer to narrative OUTING PARK HABS No. MA-1136 in
section on PROJECT INFORMATION. PART V



8-2 BEDROOM UNIT
4-STORY

DRAWN: FEB. 1985

SCALE 1/4" = 1'-0"